

STATE OF HAWAI'I  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai'i

September 9, 2005

Board of Land and Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

Subject: Request Approval to Dispose of Recreation Residences through Direct Negotiations, Drawing, and Request for Qualifications/Request for Proposals (RFQ/RFP) for Concession Lease, Kōke'e and Waimea Canyon State Parks, Waimea, Kaua'i

On December 31, 2006, the leases on most of the recreation residences located within Kōke'e and Waimea Canyon State Parks will expire. The Division of State Parks is seeking approval of the Board of Land and Natural Resources (Board) to pursue three (3) primary types of disposition for approximately 114 recreation residences and seven (7) vacant lots within the recreation residence camp lots (Figures 1 and 2). This combination of approaches is intended to preserve the historic character of these two (2) State Parks and to address the issue of public benefit in terms of giving the broader community the opportunity to lease and use the State resources in an equitable and fair manner.

Several lease options were explored, at least in concept, and described in the Kōke'e and Waimea Canyon State Parks Draft Master Plan, approved, with amendments, by the Board in January 2005. The dispositions proposed in this report resulted from much discussion and a thorough examination of the various options available. The following represent the three (3) basic approaches being proposed:

Direct negotiation with individuals currently leasing historic recreation residences that maintain their historic integrity and character and are good representative examples of architectural styles found within Kōke'e and Waimea Canyon State Parks. Approximately 46 residences fall within this category based on an independent assessment (i.e., integrity categories "4" and "5"). Section 171-36.2, HRS, allows direct negotiations for the purposes of historic preservation and recreation projects and authorizes the Board to set the lease price in these cases. Stringent lease conditions requiring lessees to preserve and restore these historic recreation residences would constitute a "historic preservation and restoration project" for the purpose of section 171-36.2, HRS. Negotiations would consider a lease price based on market value.

Direct negotiation with current lessees that are eleemosynary or religious organizations as allowed under sections 171-43 and 171-43.1, HRS. There are currently six (6) nonprofit entities that qualify for leases that allow for group use of residences under these categories.

Negotiations would consider nominal rent for sections 501(c) 1 and 501(c)3 nonprofit organizations.

Issue a RFQ/RFP for the lease of potentially 20 structures and lots to a single operator to make units available for use on a short-term or daily rental basis. The structures and lots considered for concession should be clustered geographically and have access, infrastructure, and utilities that can support increased and year-round usage. The lease price will be determined through the open bid process.

Retain structures and lots for use by Divisions of the Department of Land and Natural Resources (DLNR). Currently the Divisions of Aquatic Resources (DAR), Forestry and Wildlife (DOFAW), and Conservation and Resources Enforcement (DOCARE) have executed memorandums of agreement with State Parks for use of certain structures and lots.

Conduct a series of drawings to select lessees for those remaining recreation residences and lots not disposed through direct negotiations and the bid process and not retained for use by DLNR Divisions. Drawings are allowed under section 171-15, HRS. A three-tiered drawing is proposed. In the first round, preference would be given to qualified applicants who are Kauaʻi residents. In the second round, Kauaʻi residents unsuccessful in the first round and State of Hawaiʻi residents would be given preference. The pool of qualified applicants in the third round would include all previously unsuccessful Kauaʻi and State of Hawaiʻi qualified applicants and any other qualified applicant.

All lease prices will also be based on independent appraisals regardless of the mechanism used to determine disposition.

#### Direct Negotiations - Historic Preservation and Restoration Project

Under section 171-36.2, HRS, of the Public Lands Law, and the Governor's approval of the amended Chapter 13-223, HAR, the Board is authorized to negotiate directly with a prospective lessee for the purposes of a "historic preservation and restoration project". For the purposes of directly negotiating leases in accordance with section 171-36.2, HRS, State Parks proposes specific lease conditions requiring lessees to preserve and restore historic recreation residences be incorporated into the new leases.

This approach is based on the premise that the recreation residences and camp lots are significant, collectively, as a historic district and is eligible for listing in the State and National Register of Historic Places. Preservation of the historic character and integrity of this historic district is possible only if lease conditions require lessees to maintain, repair, and restore the historic residences and prohibit any alterations or new construction that will diminish its character and integrity. In recent inventories and assessments of the architectural

history and integrity of the recreation residences, each residence over 50 years old was assigned a historic integrity and significance rating. Of these, 46 were evaluated as being in the two highest levels which were designated Levels 4 and 5. It is this assessment and ranking that will be used to determine which historic residences will be subject to direct negotiations and, as a result, will be subject to the most stringent historic preservation and restoration conditions.

#### Justification for Historic District Designation

The argument that the historic recreation residences within the three (3) historic camp lots, Köke`e, Halemanu, and Pu`u ka Pele are eligible as a discontinuous historic district was made by Dawn Duensing in her architectural inventory report, *A History and Architectural Inventory of the Köke`e Camps and Pu`u ka Pele Lots, Kaua`i, Hawai`i, June 2003*. Her report included a section on the development of the three (3) camp lots over the past 87 years and an inventory of all the residences over 50 years old, including historic integrity and condition assessments that essentially updated and refined previous assessments conducted by the Historic Sites Section, Division of State Parks, in 1983 and the Historic Preservation Division in 2001.

The historical significance of the district lies primarily in the uniqueness of the three (3) camp lots and in its collection of relatively intact examples of early 20<sup>th</sup> century rustic vernacular architectural styles that developed in Hawai`i. The 135 camp lots created at Köke`e, Halemanu, and Pu`u ka Pele are unique in the history of public recreation and forestry management in Hawai`i. While other concentrations of upland retreats did develop in other areas in Hawai`i, such as Tantalus on O`ahu, Olinda on Maui, and Volcano Village on Hawai`i Island, the camp lots at Köke`e and Waimea Canyon State Parks are the only ones that were developed systematically for this express purpose and are the only ones that remain in their entirety on publicly owned lands. Although separate and distinct, the three camp lots are clearly linked historically by their shared development, and by the similarities in lot plans and layouts, common architectural styles, as well as their continuous use as a recreational retreat throughout most of the 20<sup>th</sup> century.

The creation of the first camp lots in 1918 essentially expanded a practice started by the Knudsen family who held the lease of government lands from 1856 to 1917 at Köke`e and up to 1920 at Pu`u ka Pele. In the late 1800s, the Knudsens built their first cabin at a site in the remote and cool uplands of Halemanu as a recreational retreat from the hot and humid summers in the coastal lowlands. According to tradition, the site had been the camp of Hawaiian bird catchers. The original 47 camp lots at Köke`e were personally surveyed and staked by Charles S. Judd in 1918 who was then Superintendent of Forestry. He modeled these lots and their intended uses after recreation cabins and campsites that were being established on the continental United States in the U.S. National Forests at that time. Forest Reserves were just being created and managed as

watersheds throughout Hawai`i and Köke`e had just been designated a Forest Reserve. The camp lots at Pu`u ka Pele evolved incrementally from 1919 through the late 1940s under the jurisdiction of the County of Kaua`i. The County developed these lots and leased them as summer retreats in response to public pressure that these upland recreational opportunities be made available to a broader spectrum of the Kaua`i community. Leases to these lots were primarily acquired by individual families and companies for use by their employees. In 1951, the Köke`e Camp Lots were expanded by 27 lots (i.e., Water Tank Lots) to the west and upslope of the original 47 lots.

Of the 114 existing structures inventoried, 92 (81%) were built over 50 years ago and are therefore considered potentially significant historic properties under section 6E-2, HRS (Table 1). Overall they reflect the architectural types and construction methods that developed in Hawai`i between the 1870s and 1960. The distinctive characteristics embodied by many of the buildings include post-on-pier foundations using `öhi`a or log posts and rocks; board and batten or vertical board construction; six-light wood-framed sliding windows or wooden-framed double hung windows; and use of corrugated metal roofing on predominately gable roofs. Particularly distinctive are those residences built in "rustic style" and "plantation-style." Characteristic of the "rustic style" is the use of branches, usually `öhi`a, to form porch railings and the use of native stones for fireplaces and chimneys.

As indicated by the age of the existing residences in the Köke`e and Pu`u ka Pele Camp Lots, the decades between 1918 and 1959 are fairly evenly represented in the architectural design of these residences. Of the 100 residences in these two camp lots, 20% were constructed between 1918 and 1929; 19% between 1930 and 1939; 17% between 1940 and 1949; 22% between 1950 and 1959; and 21% between 1960 and present. At Halemanu, 43% of the 14 structures were constructed between 1918 and 1929 and 57% between 1930 and 1939 (Table 2).

For many of the recreation residences, the integrity of their setting has also been maintained. Most sit in open lawns landscaped with ornamental plants that thrive in cooler climates and were popular during the 1920s and 1930s. The mosaic pattern created by the lots with their modest structures, landscaped yards, and the intervening wooded areas is reminiscent of the original layout and organization of the camp lots as they were incrementally established between 1918 and 1951. These attributes, including the narrow dirt roads leading to the lots, still convey the visual impression of this historic environment.

In its June 2003 memorandum, the Historic Preservation Division concurred with the historic district eligibility evaluation proposed by State Parks and that the architectural inventory completed by Ms. Duensing met the standards required for inventory surveys under the historic preservation rules (Chapter 13-275, HAR). This concurrence also included general agreement with historic integrity and significance evaluations presented

by Ms. Duensing for the individual recreation residences that are over 50 years old.

Lease Conditions and Selection of Historic Residences for Direct Negotiations

All the lease conditions for recreation residences and lots located within the historic district will include provisions requiring lessees to adhere to a set of historic preservation design standards and a design review process. These standards would encompass all construction, maintenance, and repairs undertaken on leased residences or any new construction that could affect the historic character of residences or the district. Specific provisions in the design standards will accommodate residences of varying ages and architectural styles found within the historic district as well as other situations that may occur. This includes provisions for residences that have lost their historic integrity (i.e., non-contributing properties), the construction of new residences on vacant lots, or the replacement of residences destroyed or severely damaged over the term of the lease. The inclusive application of these provisions will serve to maintain the historic integrity of the historic district in its entirety and do so by preventing the introduction of architectural designs that are not sympathetic, in style and scale, to the character of the historic district or its architectural types.

As an example of this process, lessees proposing to construct new residences on vacant lots would incorporate in their proposed designs those architectural features or styles allowed under the design standards. These features could reflect either the "rustic" or "plantation" styles currently found in the camp lots. The design review committee would then agree or disagree that the proposed design meets the standards and would therefore not diminish the integrity of the historic district. Standards for altering or repairing non-historic structures would require designs that maintain the character of the period in which the residence was constructed. Plans to alter historic but non-contributing structures (i.e., the historic integrity of the structure has been compromised) should seek to restore the original characteristics and features of the residence when possible. In all cases, it is incumbent on the lessee to propose a design that conforms to the adopted standards and to seek the concurrence of the design review committee.

For the purposes of the "historic preservation and restoration project" and the direct negotiations it allows, design standards and special conditions will be developed specifically for those historic residences assessed as meeting historic integrity and significance criteria of the Level 4 and 5 ratings (Figures 3a., 3b. and 3c). These standards and other lease conditions would go beyond those required for other historic and non-historic structures within the historic district. These conditions would require a level of maintenance and repairs that not only ensures retention of the historic character and integrity of these

particularly important residences, but that they are actively restored where appropriate. These conditions could be considered in setting the lease prices of these structures after a basic rent is determined by independent appraisal.

According to criteria used in the 2001 and 2003 historic integrity assessments, Level 5 residences show very few signs of alteration and those changes, when changes were made, were either in-kind replacements or were sympathetic to the original style of the residence and its period of construction. The site and setting of these residences have also retained their historic integrity. Level 5 residences were deemed to be very good examples of architecture typical of the Köke`e, Halemanu, and Pu`u ka Pele Camp Lots or are architecturally significant in their design, use of materials, or for their character defining features. The Level 4 residences are similar to Level 5 buildings in that they retain the overall feeling of the structure's historic character and alterations are not visually intrusive. They do, however, appear to lack the outstanding architectural features that distinguish the Level 5 residences.

In contrast, Level 3 residences have been clearly modified although these changes are reversible and the residences could be restored to a Level 4 or 5. Examples include new windows, inappropriate roofing materials, and decks. These residences are considered contributing properties to the historic district because of their restoration potential. In all, 25 residences were rated as Level 3. Levels 1 and 2 residences are over 50 years old but the historic character of these structures and/or sites have been significantly compromised by inappropriate and difficult to reverse changes. Many of the major changes made to these residences were not consistent with the rustic character of the historic district and are visibly intrusive. As opposed to Level 1, Level 2 residences could be restored with significant effort. A total of 43 residences fell in the Level 1 or 2 categories.

The particular emphasis placed on Level 4 and 5 residences will also ensure that good examples of architectural styles from the different periods of construction will be preserved and restored. All decades from the 1910s through 1960 will be represented during direct negotiations and will be represented relatively equally. For example, 15 (33%) residences were constructed between 1918 and 1929; 15 (33%) between 1930 and 1939; 6 (13%) between 1940 and 1949; and 9 (20%) between 1950 and 1959. One residence constructed in the early 1960s was rated as a Level 4 structure because, in time, it will be a good example of rural recreation structures from this period.

The development and use of design standards and a design review process, including the particular emphasis on the Levels 4 and 5 recreation residences, are consistent with the goal of State Parks to sustain the unique character and environment of Köke`e and Waimea Canyon State Parks as well as those historic practices which shaped this environment. In

many respects, this environment evolved with the development of the recreation residences over the past 87 years and with the long-standing tradition of organizations and members of the community using this remote region for youth-oriented activities and educational purposes.

#### Direct Negotiations - Religious and Nonprofit Organizations

Under sections 171-43 and 171-43.1, HRS, the Board is authorized to negotiate directly with eleemosynary or religious organizations for youth athletic and/or educational activities or for those purposes for which they were certified to be a tax exempt organization. Direct negotiations can occur without recourse to public auction and for a nominal consideration. Currently four religious organizations, the Hawai'i Conference of the United Church of Christ, Kauai Christian Fellowship, Hawai'i United Methodist Center, and Hawai'i Association of Seventh Day Adventists and two nonprofit organizations, Ka 'Imi Na'auao o Hawai'i Nei and Hui o Laka, meet the criteria to have recreation residence leases at Kōke`e and Waimea Canyon State Parks (Figures 4a and 4b). Their leases will also expire on December 31, 2006.

State Parks seeks authorization to negotiate directly with these organizations as allowed by statute if they wish to continue use of the lots and facilities included in their current lease. These negotiated leases will include special conditions requiring that they provide a public benefit in exchange for a nominal lease rent. An example would be designating a portion of user days for the general public to use their facilities. They would also be required to maintain the character of the historic district when altering or modifying these improvements.

#### DLNR Retained Structures and Lots

State Parks would like to retain eight (8) of the lots with structures on them for management and interpretive purposes. This would include the recreation residences currently under Memorandums of Agreement with other divisions within the Department. At this time, the Divisions of Aquatic Resources, Conservation and Resources Enforcement, and Forestry and Wildlife all have use of designated residences to facilitate staff and work crews engaged in research or management efforts in the Parks or on neighboring Forest Reserves. A plan to restore at least one residence for public interpretative programs has been proposed.

#### Concession Lease

Approval to issue an RFQ/RFP for the lease of potentially 20 structures and lots to a single private operator will make units available for short term and daily rentals. The concession lease should consider structures and lots that are clustered geographically and have access, infrastructure and utilities that are able to support increased and year-round usage. The concession lease price will be determined through the open bid process. As suggested in the Kōke`e and Waimea Canyon State

Parks Master Plan, the construction of a new lodge may be justified in the future, and will therefore be included in the RFQ/RFP.

#### Lease by Drawing

If authorized by the Board, all recreation residences not disposed through direct negotiations, retained by DLNR, or not included in a concession, would be disposed by drawing as allowed under Section 171-15, HRS. This would include seven (7) vacant lots and any recreation residence for which current lessees decline direct negotiations through the historic preservation and restoration project option (i.e., historic integrity ratings Levels 4 and 5). The number of vacant lots suitable for lease was determined based on the following criteria: being on relatively level ground; having reasonable vehicle access; use would not interfere with existing park usage or limit future uses; located away from streams; and are not within a well head protection zone.

The general process used to conduct the drawing will comply with that outlined in sections 171-15 and 171-16, HRS. This includes notification requirements, prequalification of applicants, and established time periods under which a drawing is to take place. Awards are approved by the Board and official notification of awards follows. In addition, State Parks also recommends conducting the drawing in a series of three rounds. Pending review by the Attorney General, qualified Kauaʻi residents would be given preference in the first round. Kauaʻi residents who were unsuccessful in the first round would be given preference in the second round along with qualified State of Hawaiʻi residents. The final round would include all previously unsuccessful applicants and any other qualified applicants considered regardless of residency. Leases obtained through a drawing would also be subject to historic preservation lease conditions to help maintain and preserve the character of the historic district.

The specific details of the drawing process still need to be determined. A potential approach would be opening 60% of the residences and lots available for the drawing to Kauaʻi residents, 30% to Kauaʻi residents unsuccessful in the first round and residents of the State of Hawaiʻi, and 10% to all previously unsuccessful applicants and those who are not residents of the State of Hawaiʻi. Preferably, the drawing would occur within a single day. Those applicants whose names are drawn would be able to specify which remaining residence or lot they wished to lease until each round is completed and no residences or lots are left.

This proposed drawing will significantly expand opportunities for the residents of Kauaʻi and the State of Hawaiʻi to benefit from the lease of these State-owned recreational resources and at a lease rent that is equitable and fair. It avoids the possibility of the lease prices being driven artificially high by the auction process.



### Surrender Clause

The Köke`e Leaseholders' Association requested that consideration be given to removing the surrender clause from the current lease. In accordance with the conditions of the current lease agreements that were signed in 1985 and thereafter, the improvements (recreation residences, structures and buildings) are currently owned by the lessees, but revert to the State of Hawai'i under the "surrender" provision of the lease agreements. This "surrender" provision states that the Lessee "shall at the end of said term or other sooner termination of the lease, peaceably deliver unto the Lessor possession of the demised premises, together with all improvements existing or constructed thereon unless provided otherwise". Reservation #3 of the lease agreement gives the lessee ownership of "any recreation-residence cabin, building, or structure existing on the premises prior to the commencement date of this lease" and "improvements constructed during the term of this lease." Accordingly, the lessees may remove the specified improvements prior to expiration of the lease and subject to obtaining the applicable permits and approvals. If these are not removed prior to the expiration of the lease, their ownership reverts to the State of Hawai'i at the end of the lease period.

Questions concerning this surrender clause were posed to the Attorney General's Office in 2003. The responding opinion by the Deputy Attorney General (Wynhoff to Young, November 3, 2003 ) confirmed that each lease requires the lessee to "peaceably deliver" possession of the demised premises to the State at termination "together with all improvements existing or constructed thereupon unless otherwise provided." Nothing in the lease "otherwise provides." Deleting or waiving the surrender clause would constitute a material modification of the lease and would be contrary to law.

#### RECOMMENDATION:

1. That the Board approves entering into direct negotiations for the lease of recreation residences at Köke`e and Waimea Canyon State Parks that are of high historical value (Categories 4 and 5) and in accordance with the "historic preservation and restoration project" provision allowed under section 171-36.2, HRS, and, subject to final approval, the amended Chapter 13-223, HAR.
2. That the Board approves entering into direct negotiations at nominal rent for the lease of recreation residences to religious and eleemosynary organizations in accordance with section 171-43 and 171-43.1, HRS.
3. That the Board authorizes pursuing the issuance of a RFQ/RFP for the concession lease of selected recreation residences and lots to a private operator for use as short-term or daily rentals.

Board of Land and Natural Resources  
Köke`e and Waimea Canyon  
State Parks Leases

4. That the Board approves use of drawings as described in this submittal and as authorized in sections 171-15 and 171-16, HRS, to select lessees for those structures and lots not disposed through direct negotiations, the RFQ/RFP bid process, or retained for use by DLNR Divisions.
5. All disposition processes are subject to review and approval of the Department of the Attorney General.

Respectfully submitted,

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DANIEL S. QUINN  
State Parks Administrator

APPROVED FOR SUBMITTAL:

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PETER T. YOUNG, Chairperson

Attachments



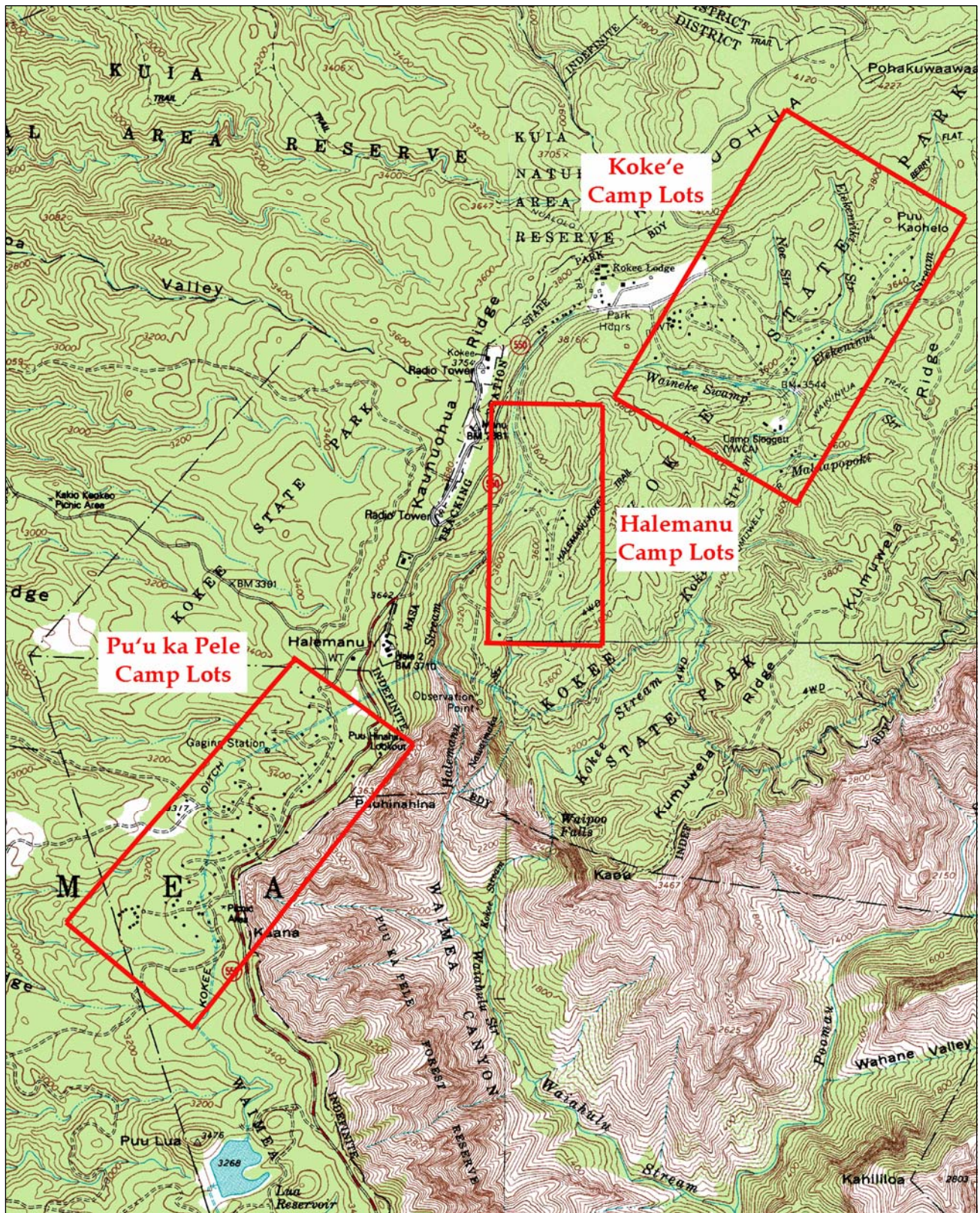


Figure 1: Location of Pu'u ka Pele, Halemanu, and Koke'e Camp Lots and Recreation Residences on USGS Quadrangle



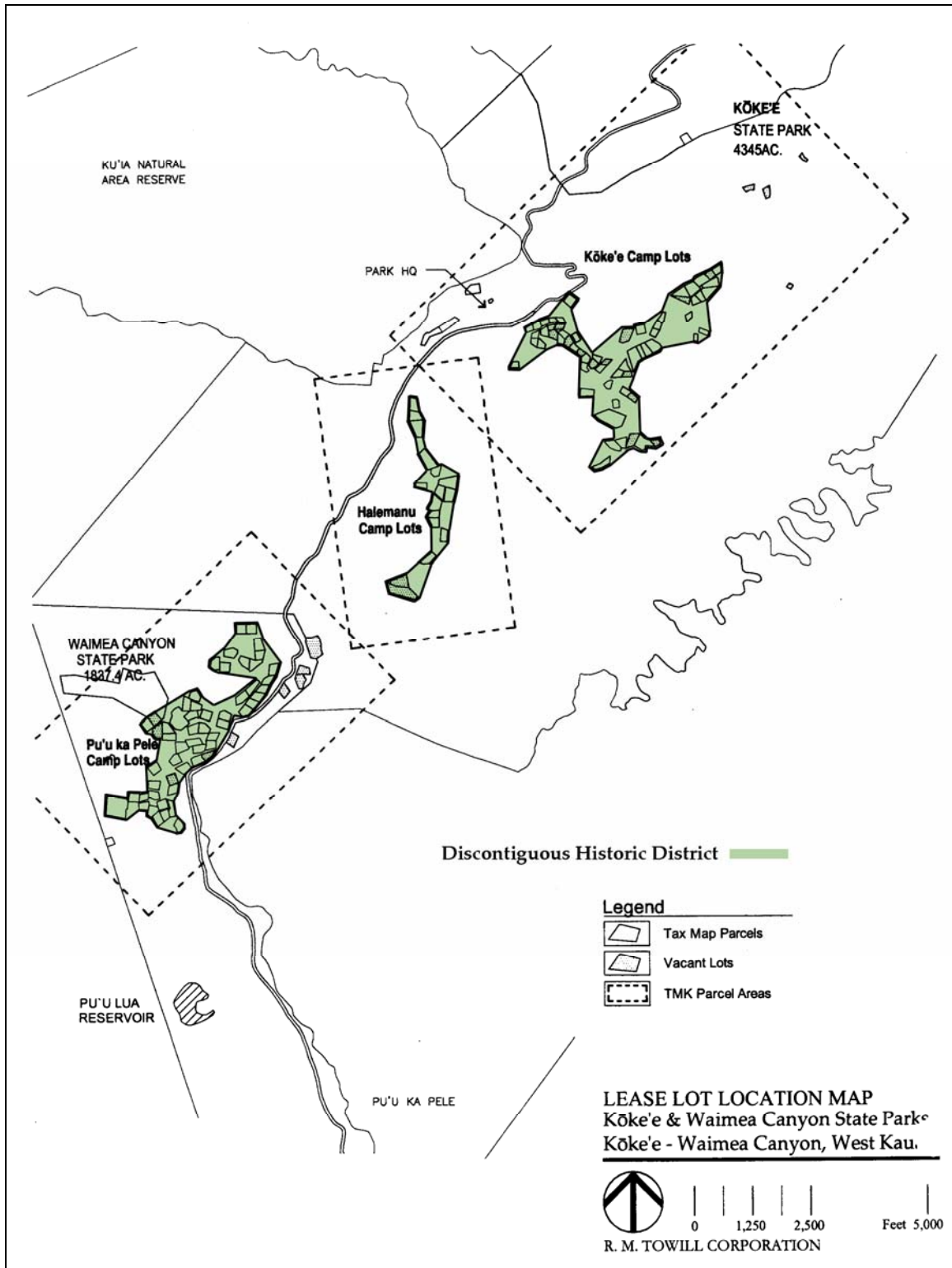


Figure 2: Kōke'e and Waimea Canyon State Parks Recreation Residence Discontiguous Historic District

Table 1 Summary of Information on Historic Camp Lots and Recreation Residences at Koke`e and Waimea Canyon State Parks

	Pu`u ka Pele	Halemanu	Koke`e	Total	Pu`u ka Pele	Halemanu	Koke`e	
<b>Camp Lots</b>	<b>Total Number</b>				<b>Percentage of Totals</b>			
Number of Lots	57	16	62	135	42%	12%	46%	(N=135)
Lots with Structures within Historic District	55	14	45	114	48%	12%	39%	(N=114)
Vacant Lots within Historic District	2	2	17	21				
Combined Area Encompassed by Lots (Acres)	60.86	20.43	52.09	133.38	46%	15%	39%	(N=133.38)
Combined Area Encompassed by Lots with Residences (Acres)	58.77	16.77	38.68	114.22	51%	15%	34%	(N=114.22)
Median Area of Individual Lots	1.00	1.09	0.68	0.96				
<b>Recreation Residences</b>					<b>Percentage of All Residences (N=114)</b>			
Primary Buildings	55	14	45	114	48%	12%	39%	
<b>Historic Buildings (Primary Structure)</b>					<b>Percentage within Camp Lot</b>			<b>Percentage of All Residences</b>
					<b>(N=55)</b>	<b>(N=14)</b>	<b>(N=45)</b>	<b>(N=114)</b>
Over 50 years Old	41	14	37	92	75%	100%	82%	81%
Contributing to Historic District	33	13	29	75	60%	93%	64%	66%
Not Contributing to Historic District	22	1	16	39	40%	7%	36%	34%
<b>Architectural Style</b>					<b>Percentage within Camp Lot</b>			<b>Percentage of All Residences</b>
					<b>(N=55)</b>	<b>(N=14)</b>	<b>(N=45)</b>	<b>(N=114)</b>
Rustic Vernacular Style	3	6	17	26	5%	42%	37%	23%
Plantation Vernacular Style	10	2	3	15	18%	14%	7%	13%

Table 2. Number of Recreation Residences within Each Historic Integrity Rating Category by Year Residence Built

Pu`u ka Pele Camp Lots							
	Historic Integrity Ratings						
Year Built	5	4	3	2	1	Total	Percentage of Total (N=55)
1918-1929	3	1	2	1		7	13%
1930-1939	2	3	4	1	2	12	22%
1940-1949	2	3	5	1	3	14	25%
1950-1959		3	2	1	2	8	14%
1960-Present					13	13	24%
Unknown					1	1	2%
Total	7	10	13	4	21	55	
Percentage of Total (N=55)	13%	18%	24%	7%	38%		
Halemanu Camp Lots							
	Historic Integrity Ratings						
Year Built	5	4	3	2	1	Total	Percentage of Total (N=14)
1918-1929	2	3		1		6	43%
1930-1939	4	1	3			8	57%
1940-1949							
1950-1959							
1960-Present							
Total	6	4	3	1		14	
Percentage of Total (N=14)	43%	29%	21%	7%			
Koke`e Camp Lots							
	Historic Integrity Ratings						
Year Built	5	4	3	2	1	Total	Percentage of Total (N=45)
1918-1929	4	2	5	1	1	13	29%
1930-1939	4	1	1	1		7	15%
1940-1949		1		2		3	7%
1950-1959	1	5	3		5	14	31%
1960-Present		1			7	8	18%
Total	9	10	9	4	13	45	
Percentage of Total (N=45)	20%	22%	20%	9%	29%		
All Camp Lots Combined							
	Historic Integrity Ratings						
Year Built	5	4	3	2	1	Total	Percentage of Total (N=114)
1918-1929	9	6	7	3	1	26	23%
1930-1939	10	5	8	2	2	27	24%
1940-1949	2	4	5	3	3	17	15%
1950-1959	1	8	5	1	7	22	19%
1960-Present		1			20	21	18%
Unknown					1	1	1%
Total	22	24	25	9	34	114	
Percentage of Total (N=114)	19%	21%	22%	8%	30%		

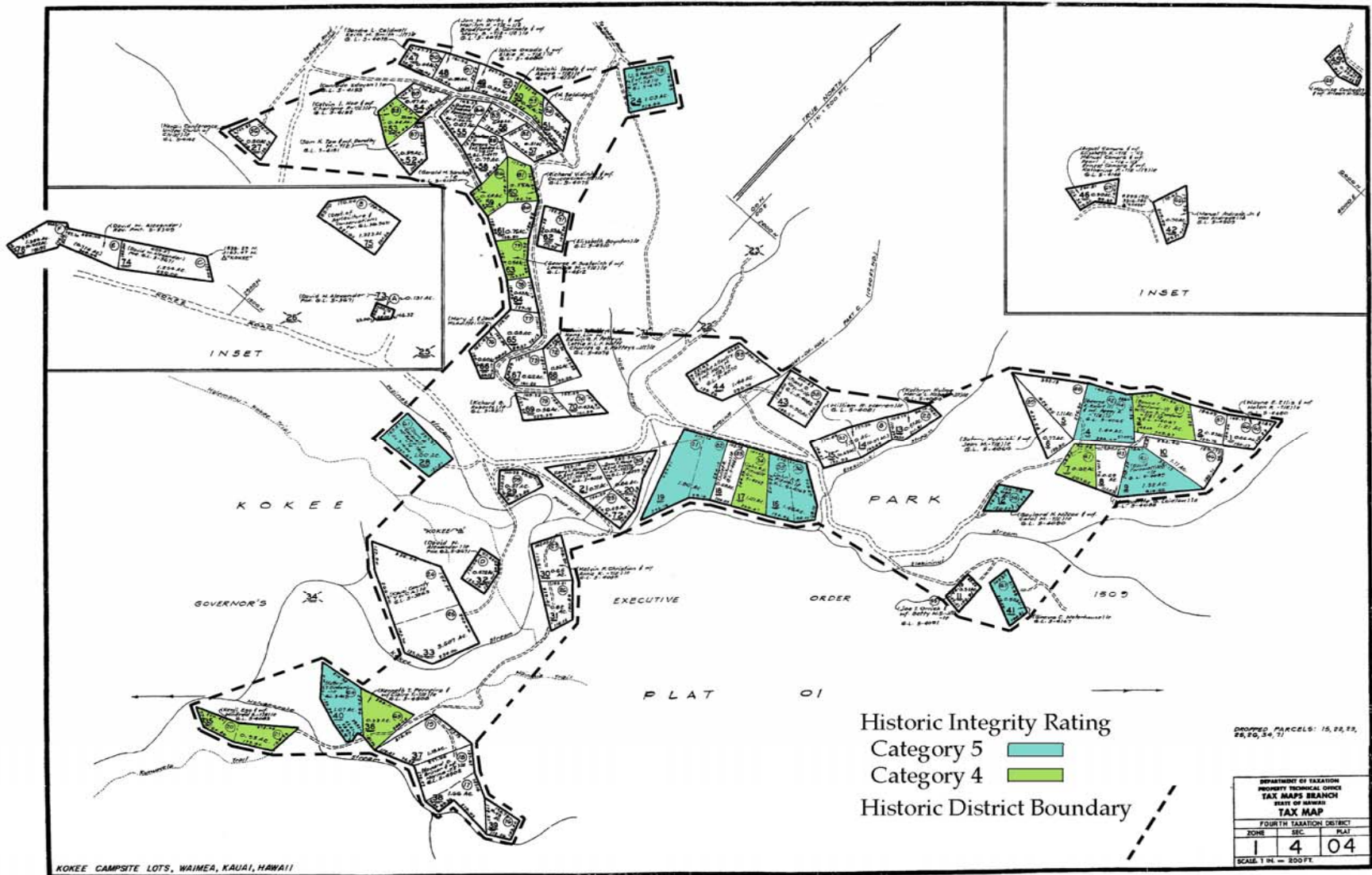


Figure 3a: Recreation Residences at Koke'e Camp Lots with High Historic Integrity Ratings (Category 4 and 5)

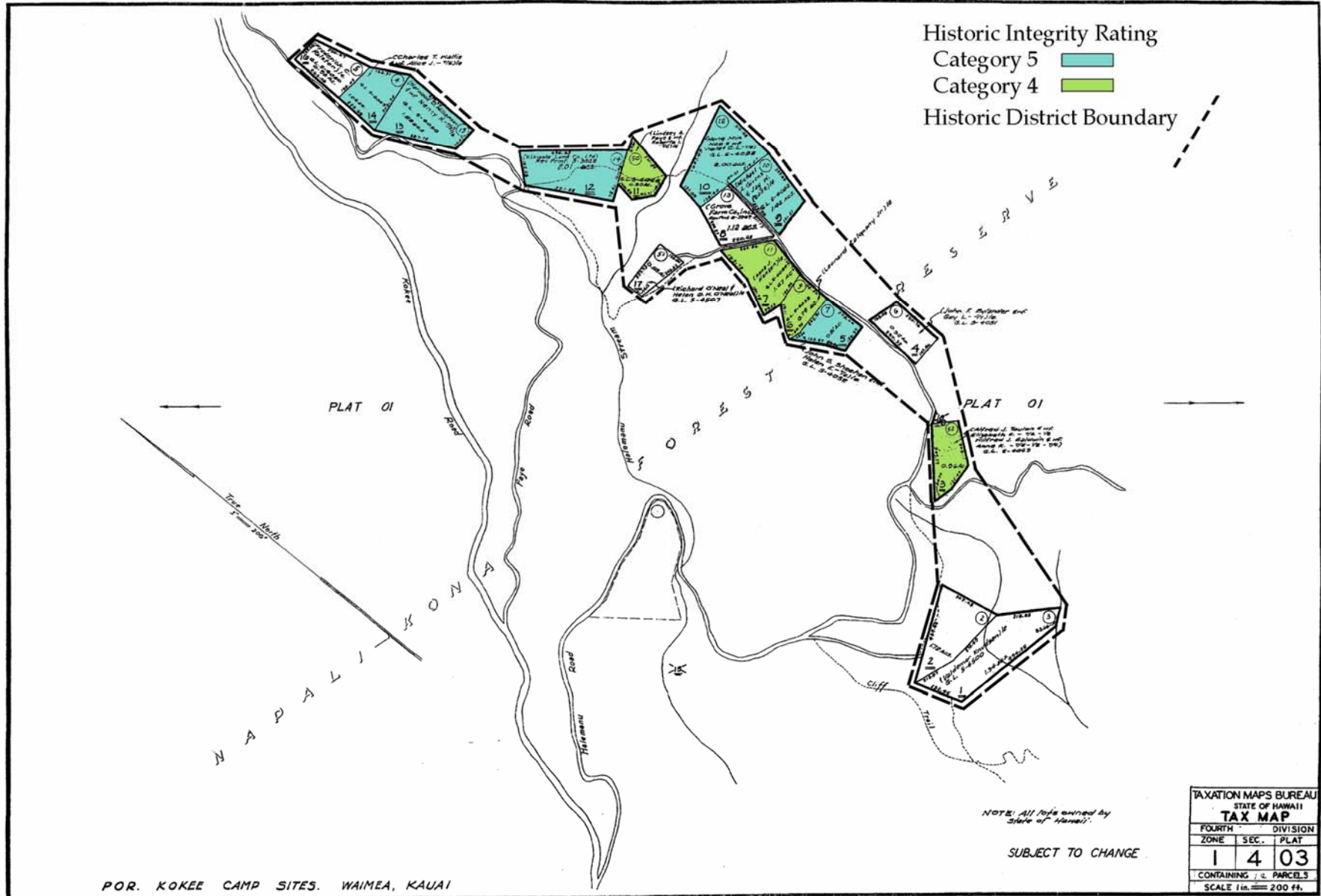


Figure 3b: Recreation Residences at Halemanu Camp Lots with High Historic Integrity Ratings (Category 4 and 5)



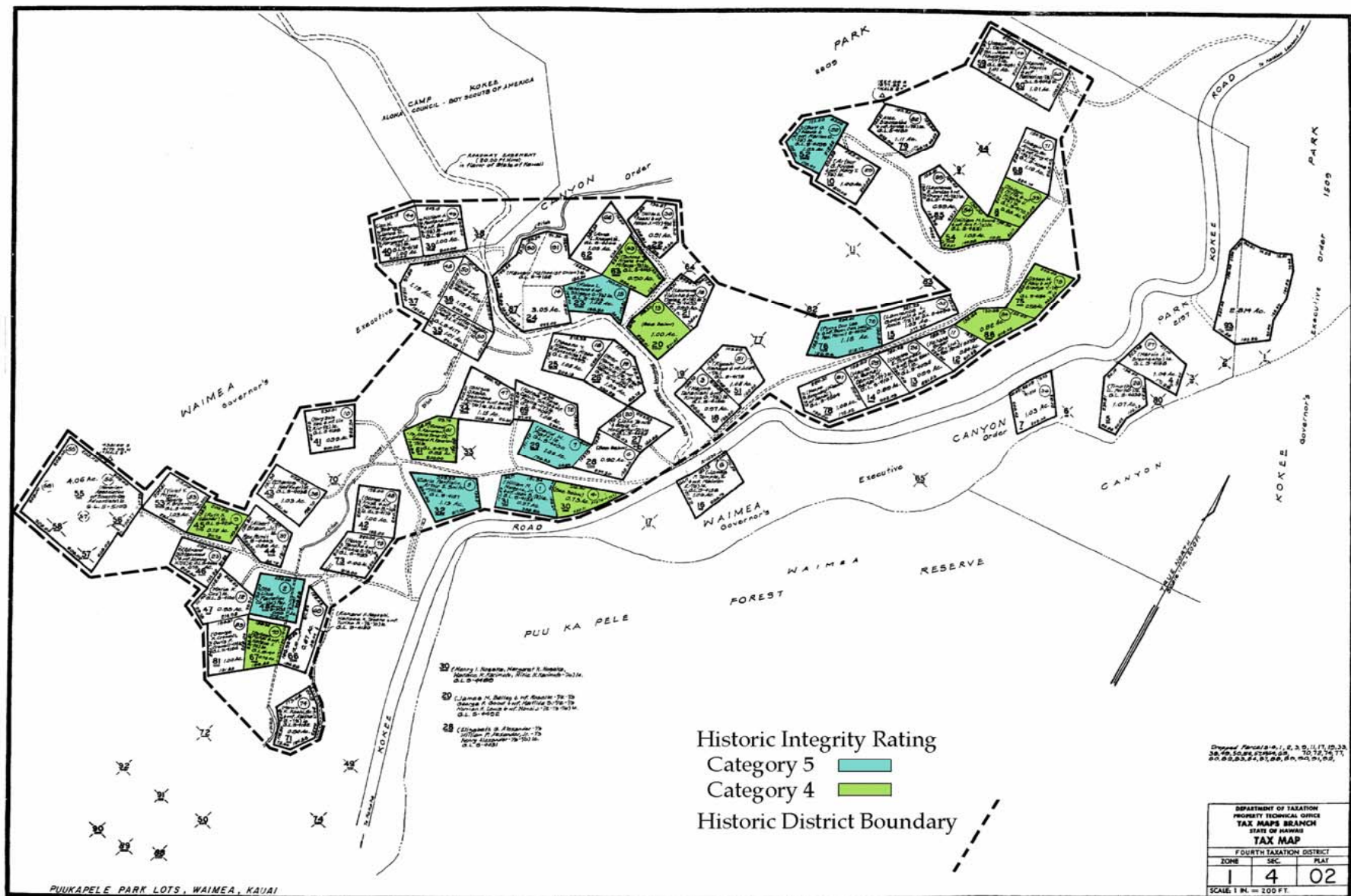


Figure 3c: Recreation Residences at Pu`u ka Pele Camp Lots with High Historic Integrity Ratings (Category 4 and 5)

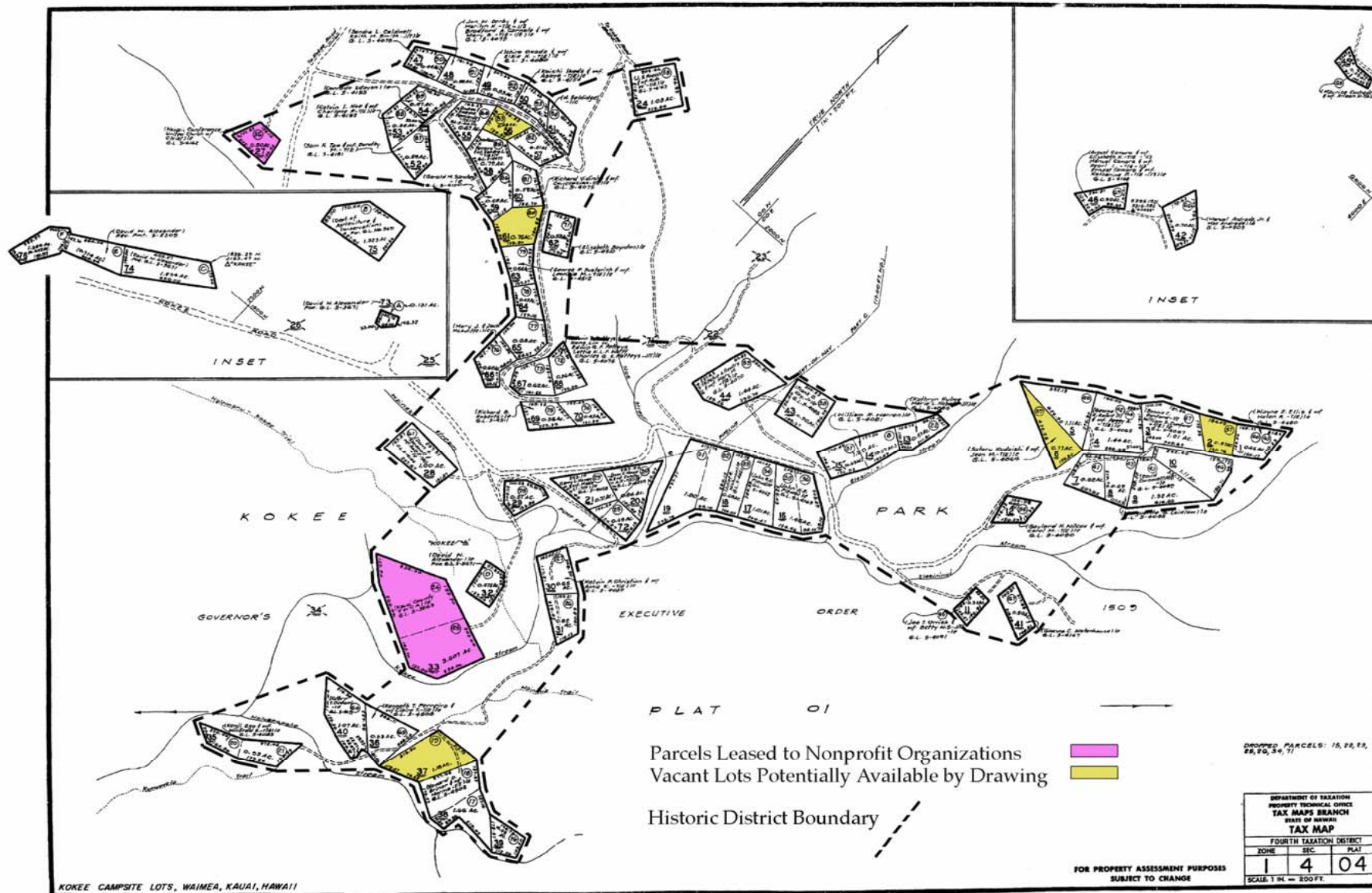


Figure 4a: Current Nonprofit Organization Leases and Potentially Available Vacant Lots at Koke'e Camp Lots



